



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES NOVEMBER 25, 2019

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Fred Sweeney, *Chair*
Brian Miller, *Vice Chair*
Jan Ferrell
Lisa James
Joseph Moticha
Robert Richards
Jonathan H. Ziegler

CITY COUNCIL LIAISON:

Jason Dominguez

PLANNING COMMISSION LIAISON:

Addison Thompson

STAFF:

Irma Unzueta, Design Review Supervisor
Erica Monson, Planning Technician
Mary Ternovskaya, Commission Secretary

ATTENDANCE

Members present: Sweeney and Richards
Staff present: Monson

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 426 W VICTORIA ST
Assessor's Parcel Number: 039-111-016
Zone: R-MH
Application Number: PLN2019-00505
Owner: Paul S. Phillips
Applicant: Douglas Beard

(Proposal for a 75 square foot addition and an 18 inch increase to the plate height of an existing 173 square foot detached one-car garage, located on a lot with an existing 782 square foot single-unit residence. The project is requesting a Minor Zoning Exception to allow an increase in the height of the structure within the required interior setback.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings.

Project Design Approval and Final Approval with the condition that the Applicant shall provide a color board with swatches of the existing colors to include in the project file and the following comments:

1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. The Minor Zoning Exception criteria have been met as stated in Subsection 30.245.060 of the City of Santa Barbara Municipal Code.

PROJECT DESIGN APPROVAL**B. 237 LAS ALTURAS RD**

Assessor's Parcel Number: 019-331-005
Zone: RS-15
Application Number: PLN2018-00534
Owner: Claudia W. And James P. Glass
Applicant: DMHA, Architect

(The parcel is currently developed with a 2,507 square foot, two-story, single-residential unit, of which the lower level is a partial basement. The project proposes a 244 square foot addition at the basement level through conversion of an existing non-conforming garage, storage area, and portion of the crawlspace into new conditioned space. The project includes new exterior doors and windows at the newly converted area, the relocation of parking to a new uncovered exterior vehicle turntable, expansion of the non-conforming open yard, a new plunge pool, deck, and planters. The project includes a remodel of interior spaces and 232 cubic yards of grading to be exported off site. The proposed total of 2,722 square feet of development (of which the partial basement qualifies for a 50% net square footage reduction) on a 6,671 square foot parcel in the Hillside Design District is 74% of the required maximum allowed FAR. This project will address violations in Zoning Information Report ZIR2012-00591.)

Project Design Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on January 7, 2019.

Project Design Approval with comments:

1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. The Hillside Design and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
3. The neighborhood is defined as shown in the vicinity map on Sheet G001 from upper Las Alturas down to Alameda Padre Serra, down to the dead end on Drexel.
4. The materials and color palette are acceptable to the neighborhood.
5. No change in privacy will result from the project.
6. The Board's comments from the January 7, 2019 meeting have been addressed.
7. Applicant to return to Consent with Tier III Storm Water Management Program (SWMP) requirements.